



**Price**  
**£185,000**

**Freehold**

3x  1x  2x 

**Berridge Road,  
Sheerness, Kent, ME12**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Separate lounge for your sofa and dining room for your table and chairs
- Modern kitchen including built in oven & hob
- Would be a great first time buy, investment or family home
- Swim, sun bathe or just watch the world go by on the Blue Flag Beach
- In move straight in condition

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 13'0 x 11'8 (3.97m x 3.56m)

Dining Room: 11'8 into bay x 11'2 (3.56m x 3.41m)

Kitchen: 11'9 x 6'8 (3.58m x 2.03m)

Inner Lobby

Bathroom: 8'9 (2.67m) x 6'4 at widest point (1.93m) narrowing to 4'8 (1.42m)

### SPLIT LEVEL FIRST FLOOR

Landing

Bedroom 1: 11'8 x 11'4 (3.56m x 3.46m)

Bedroom 2: 11'8 x 11'2 (3.56m x 3.41m)

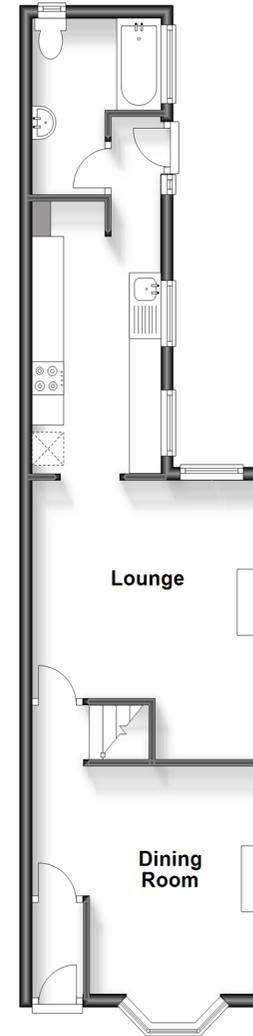
Bedroom 3: 11'8 x 6'6 (3.56m x 1.98m)

### OUTSIDE

Rear Garden

### Ground Floor

Approx. 42.4 sq. metres (456.2 sq. feet)



### Split Level First Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



**Call Sheerness - 01795 664651 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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